Φολέγανδρος

Pezoula

Property ID: 2571160



PURCHASE PRICE: 900.000 EUR • LIVING SPACE: ca. 190 m^2 • ROOMS: 2 • LAND AREA: 1043 m^2

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At a glance

Property ID	2571160
Living Space	ca. 190 m²
Rooms	2
Bedrooms	1
Bathrooms	3
Year of construction	2026

Purchase Price	900.000 EUR

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The property





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A first impression

On a hillside above Ano Meria, where Folegandros turns its quietest and wildest face to the Aegean, a three-level villa sits on a plot built for privacy — stone walls, white volume, and a view to the northwest that opens over the sea and the island's western coastline. This is Villa Pezoula: new construction, finished to a resolved architectural concept, offered as a single, complete opportunity rather than one more listing among many.

The Residence

The main house measures 167.64 sqm across two levels — 92 sqm on the lower floor, 75.64 sqm above — with an additional 41.55 sqm basement for auxiliary and storage use. A fully independent guest house of 21.75 sqm stands apart from the main volume, giving guests or staff genuine privacy rather than a converted room. Between the two, a 37.44 sqm pergola-covered courtyard is built in the island's traditional "lemon house" style: a dry-stone enclosure designed by generations of Folegandros residents to shelter citrus trees from the strong Aegean winds, with sections that can be opened or closed as protection requires.

The layout is designed to live as two master suites — one in the main house, one in the guest house — plus a third bedroom, two en-suite bathrooms, and an additional bathroom and WC. The architecture reads differently depending on which way you face: toward the street, small, deliberate windows protect privacy and shade the interior from the sun; toward the north and the sea, the openings widen, pulling the view and the light directly into the living spaces.

Construction uses local stone, white render, wood and microcement — materials chosen for how they age on this island, not just how they photograph. A heat pump, solar water heating, an alarm system, and Greek-made kitchen cabinetry and wardrobes come included; smart-home control (KNX), CCTV, underfloor heating, hybrid solar panels, and Italian-made cabinetry with SMEG appliances are available to a buyer who wants to specify further.

One detail worth understanding clearly: the original plot was designed to hold two villas. Only Villa Pezoula — the completed main house, guest house, and courtyard — is part of this offering. The second building plot remains undeveloped and stays with the family. A buyer is acquiring a finished, private residence on a generous 1,043 sqm plot, not a shared or future-contested site.

The Setting

Ano Meria is Folegandros's second settlement and its most authentic one — a scatter of traditional "themonies," self-sufficient farmsteads shaped like Greek letters Γ and Π

to break the north wind, still lived in much as they always have been. It is a village for walkers and for people who want an island experience with no performance to it: no sunbed rows, no beach-club soundtrack, just stone paths, working land, and a horizon that runs uninterrupted to the sea.

From the villa:
Agios Georgios beach — 3.2 km
Agkali beach — 3.1–3.3 km (sandy bay, tavernas, seasonal boat connections to nearby beaches)
Agios Nikolaos beach — 4.0 km (sandy, pine shade, two tavernas, a small chapel on the pier)
Ampeli beach — 4.6 km
Chora, the island's capital — 5.0 km
Vardia beach — 8.5 km
Karavostasis, the island's port — 8.5 km (~20 minutes by car)
Livadi beach — 9.5–10.3 km
Katergo beach, the island's largest and wildest — 10.8 km

Everything on Folegandros sits within a short drive of everything else — this is an island built at human scale, not a sprawling resort coastline.

Folegandros as a Market
Folegandros is one of the last Cycladic islands that has deliberately kept its scale small: around 650 permanent residents, a single main road, and roughly 1,500 total guest beds on the entire island — compared to an estimated 70,000 in Santorini. That scarcity is now showing up directly in the market. Recent Cycladic property data ranks Folegandros among the five most expensive islands in the archipelago by price per square metre, and among the islands recording the strongest annual growth in asking prices across 2025 — ahead of long-established names. Cyclades-wide demand rose 10.4% in Q1 2025 versus the same period a year earlier, with average selling prices across the island group up roughly 50% since 2018.

The island's profile is also shifting at the top end: Gundari, Folegandros's first five-star resort, opened recently on 80 acres of southern cliffside with 27 suites and villas, each with a private pool — a clear signal that serious hospitality capital now sees Folegandros the way it once saw Mykonos or Paros a decade ago, before prices moved. Buyers arriving now are early relative to that curve, not late.

The Investment Case for a Discerning Buyer

Villa Pezoula sits at the intersection of three things that rarely align: a finished, architect-designed asset (no construction risk, no delivery timeline), a market moving from "undiscovered" to "recognised" in real time, and a location that physically cannot be replicated at scale given the island's size and terrain. For a high-net-worth buyer, that combination is the entire thesis — genuine scarcity, early-stage price appreciation, and a turnkey asset rather than a promise on paper.

The property also sits comfortably above the €400,000 threshold that applies to Golden Visa eligibility for property outside Greece's highest-demand zones, worth

confirming directly with legal counsel at the time of purchase given each buyer's specific circumstances.

Villa Pezoula is not a villa that will be one of many. On an island with roughly 1,500 beds in total, it is one of a handful of newly built, architect-led private residences — in a market just beginning to price that fact in.

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